



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, November 2, 2021 – **Virtual Meeting**

Call to Order: 1:01pm

Commissioners: G. Dennis, B. Gassman, G. Johnson, J. Johnson, G. Petri, E. Warzel, A. Wattenberg and K. Wemple (chair)

Staff: B. Bryant, J. Buddenborg, J. Cappeto, A. Christman, B. Dierschow, E. Ehr, K. Hahn, K. Marquez, E. Schueckler, J. White (CPD), N. Lucero (CAO)

Meeting Records for approval – October 19, 2021

Motion by B. Gassman: I move to approve the meeting record for October 19, 2021.

Second: J. Johnson

Vote: 7 votes in favor, 0 opposed, 1 abstained (G. Johnson), (7-0-1), motion passes

Public Comment (limited to 2 minutes per speaker) – Caroline Caselli asked about the Consent Agenda

Consent Agenda

2021-COA-460 825 York Street – Morgan’s Subdivision

Description: Addition

2021-COA-455 2151 E Hawthorne Place – Country Club

Description: Garage Addition

2021-ZLAM-222 220 Acoma Street & 35 W 2nd Avenue – Baker

Description: Zone Lot Amendment

2021-ZLAM-172 225 Acoma Street – Baker

Description: Zone Lot Amendment

2020-COA-346 1430 Race Street – Wyman

Description: Site Work

2021-COA-467 632 Corona Street – East Seventh Avenue

Description: Reroofing

Motion by G. Johnson: I move to approve the consent agenda items including the following; 2021-COA-460 825 York Street, 2021-COA-455 2151 E Hawthorne, 2021-ZLAM-222 220 Acoma Street & 35 W 2nd Avenue, 2021-ZLAM-172 225 Acoma Street, 2020-COA-346 1430 Race Street, 2021-COA-467 632 Corona Street.

Second: J. Johnson

Vote: unanimous in favor, (8-0-0) motion passes

Public Hearing

2021L-005 E Seventh Ave Historic District – Steele St Extension

Description: Historic Designation

K. Wemple opened the public hearing, staff presentation, applicant presentation

Public comment:

- Susan Hester – 765 Steele St – in favor
- Ana and David Hill – 740 Steele St – in favor
- David Wise – 756 Steele St – in favor
- Martin Lambuth – 761 Steele St – in favor
- Darrell McGregor – 630 Steele St – in favor
- Annie Levinsky – Historic Denver, 1420 Ogden St – in favor
- Caroline Caselli – 610 Steele St, opposed
- Victoria Eppler – Congress Park Neighbors, 1254 Clayton St – neutral
- Lisa Cyran – 660 Steele St – opposed
- John Sullivan – 723 Steele St – in favor
- Warren Moyer – 602 Steele St – opposed
- Tony Rockwood – 658 Steele St – opposed
- Matthew Perry – 785 Steele St – in favor
- Brooke Moore – 745 Steele St – in favor

K. Wemple closed the public hearing

Motion by J. Johnson: I move to recommend approval and forward to City Council for landmark designation the East Seventh Avenue Historic District – Steele Street Extension, application #2021L-005, based on the Landmark Ordinance criteria A, B, and C, citing as findings of fact for this recommendation the application form, public testimony, and the October 26, 2021 staff report.

Second: G. Johnson

Vote: unanimous in favor (8-0-0), motion passes

Design Review Projects

2021-LMDEMO-470 2818 Welton Street – Five Points

Description: Total Demolition

Motion by A. Wattenberg: I move to conditionally approve application #2021-LMDEMO-470 for the demolition of 2818 Welton Street, as per design guideline 2.55, character-defining features for the Five Points historic cultural district, presented testimony, submitted documentation and information provided in the staff report with the following condition that a replacement plan or site development plan be approved by the LPC prior to demolition.

Second: B. Gassman

Vote: unanimous in favor (8-0-0), motion passes

K. Wemple left the meeting prior during deliberations on 2021-COA-468. J. Johnson served as Chair.

2021-COA-468 2818 Welton Street – Five Points

Description: New Construction, Phase II – Design Details

Motion by B. Gassman: I move to deny application #2021-COA-468 for the Phase II: Design Details submittal for the infill project at 2818 Welton Street per design standards and guidelines, character-defining features for the Five Point Historic Cultural District, presented testimony, submitted documentation and information provided in the staff report.

Secunder: G. Johnson

Amendment by G. Johnson to amend the motion to add Guidelines 4.1-4.4, 4.7, 4.8, 4.10, 4.14-4.16, 4.18-4.30, 4.34-4.42, 4.44-4.52 and 5.70 to the motion.

Amendment approved by motioner and seunder.

Vote: unanimous in favor (7-0-0), motion passes

Meeting Adjourned: 3:32pm